

## \$184,000 - 528 Abbottsfield Road, Edmonton

MLS® #E4445446

### \$184,000

3 Bedroom, 1.00 Bathroom, 1,066 sqft

Condo / Townhouse on 0.00 Acres

Abbottsfield, Edmonton, AB

**ATTENTION INVESTORS & FIRST TIME BUYERS!** Welcome to your ideal opportunity! This well maintained 3-bedroom townhouse offers the perfect blend of comfort and potential. Step inside to discover a spacious main floor, ideal for both relaxing and entertaining. Upstairs, 3 spacious bedrooms await, along with a convenient 4-piece bathroom. Outside, the fenced backyard with a concrete block patio is perfect for family gatherings or outdoor relaxation. Situated in a sought-after complex with **LOW CONDO FEES**, this home is within walking distance to schools, shopping, and transit, making it an attractive option for investors and first-time buyers alike. Easy access to Yellowhead and Anthony Henday!

Built in 1972

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445446  |
| Price          | \$184,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,066     |
| Acres          | 0.00      |
| Year Built     | 1972      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Townhouse         |
| Style    | 2 Storey          |
| Status   | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 528 Abbottsfield Road |
| Area        | Edmonton              |
| Subdivision | Abbottsfield          |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5W 4R3               |

### Amenities

|           |                 |
|-----------|-----------------|
| Amenities | Parking-Visitor |
| Parking   | Stall           |

### Interior

|              |                                                                       |
|--------------|-----------------------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                             |
| Stories      | 2                                                                     |
| Has Basement | Yes                                                                   |
| Basement     | Full, Unfinished                                                      |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood               |
| Exterior Features | Fenced             |
| Roof              | Asphalt Shingles   |
| Construction      | Wood               |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 35             |
| Zoning         | Zone 23        |
| Condo Fee      | \$261          |

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